



HISTORIC LANDMARKS COMMISSION

HEARING AGENDA

WEDNESDAY OCTOBER 4, 2006

Council Wing, Room W118/119

200 East Santa Clara Street

San Jose, CA

6:00 P.M.

COMMISSION MEMBERS

EDWARD JANKE, CHAIR

PATRICIA COLOMBE

HELENE LAVELLE

SCOTT CUNNINGHAM

VACANT VACANT

VACANT

**JOSEPH HORWEDEL, ACTING DIRECTOR
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting.

NOTICE TO THE PUBLIC

Good evening, my name is **Ed Janke**, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the **October 4, 2006** meeting of the Historic Landmarks Commission. Please remember to turn off your cell phones and pagers.

If you want to address the Commission, **fill out a speaker card (located at the technician's station), and give the completed card to the technician. Please include the agenda item number for reference.**

The procedure for public hearings is as follows:

- After the staff report, *applicants may make a five-minute presentation.*
- Anyone wishing to speak in favor of the proposal should prepare to come forward. After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. *Each speaker will have two minutes.*
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Commission will then close the public hearing. The Historic Landmarks Commission will take action on the item.

The procedure for referrals is as follows:

- Anyone wishing to speak on a referral should prepare to come forward. *Each speaker will have one minute.*
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Historic Landmarks Commission will comment on the referral item.

If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.

An agenda and a copy of all staff reports have been placed on the table for your convenience.

AGENDA
ORDER OF BUSINESS

6:00 PM SESSION

1. ROLL CALL

2. DEFERRALS

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. A list of staff-recommended deferrals is available on the table. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

- a. **HP06-003**. Historic Preservation Permit to allow construction of a new foundation for the Briar Rose Inn City Landmark file no. HL05-151 on a 0.28 gross acre site, in the A(PD) Planned Development Zoning District, located at the northwest corner of Jackson Street and North 19th Street (897 JACKSON ST) (Eric Thacker, Owner). Council District 3. SNI: None. CEQA: Exempt.

DEFER TO 11-1-06

The matter of deferrals is now closed.

3. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Historic Landmarks Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please make your request at this time.

- a. **APPROVAL OF THE SEPTEMBER 20, 2006 HISTORIC LANDMARKS COMMISSION SYNOPSIS.**

The Consent Calendar is now closed.

4. PUBLIC HEARINGS

- a. **HL06-156**. City Landmark Nomination for the Arguello Gosbey House also known as The Hensley House on a 0.14 gross acre site, located on the northeast corner of Hensley Street and N. Third Street (456 N 3RD ST) (Angela Chumak, owner). Council District 3. SNI: 13th Street. CEQA: Exempt.

Staff Recommendation:

Historic Landmarks Commission recommends approval of the Historic Landmarks designation to the City Council.

5. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES

- a. **SF06-018**. Single Family House Permit to demolish an existing single-family detached residence and construct a new 2-story single-family detached residence containing 3,354 square feet with a floor area ratio (FAR) of 69.2 percent on a 0.13 gross acre site in the R-2 Two-Family Residence Zoning District, located on the east side of North 15th Street, approximately 450 south of Jackson Street (548 North 15th Street). (Epimenio and Rita Garcia, owner). Council District 3. SNI: 13th Street. CEQA: Exempt.

Staff Recommendation:

Historic Landmarks Commission forward a recommendation to the Director of Planning regarding the identified Structure of Merit located on the site.

- b. **GP06-07-03/PDC06-015**. General Plan Amendment request to change the Land Use/Transportation Diagram designation from Combined Industrial/Commercial to Medium High Density Residential (12-25 DU/AC) on a 3.17-acre site, and Planned Development Rezoning from IP Industrial Park District to A(PD) Planned Development District to allow 60 single-family attached residences on a 3.17 gross acre site located on the southeast corner of Monterey Road and Umbarger Road. (Ruxmaniben Patel, Owner). Council District 7. SNI: None. CEQA: In process.

Staff Recommendation:

Historic Landmarks Commission forward a recommendation to the Planning Commission and City Council regarding the identified Structure of Merit located on the site.

- c. **CP06-034**. **Conditional Use Permit** to allow conversion of an existing single-family residence to a Residential Care Facility on a 0.20 gross acre site located in the Hensley Historic District on the east side of North Fifth Street approximately 500 feet south of Washington Street (341 North Fifth Street). (Uboh Ini Okon and Okon, Owner). Council District 3. SNI: Thirteenth Street. CEQA: Exempt. Deferred from 9-20-06.

Staff Recommendation:

Historic Landmarks Commission review as early informational item. Work proposed to be performed on the residence located in the Hensley City Landmark

Historic District in conjunction with the Conditional Use Permit shall require future issuance of a Historic Preservation Permit.

6. PETITIONS AND COMMUNICATIONS

Public comments to the Historic Landmarks Commission on non-agendized items. Each member of the public may address the Commission for up to two minutes. The Commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Historic Landmarks Commission is limited to the following options:

1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda.

a. Public Comment

7. GOOD AND WELFARE

a. Report from the Redevelopment Agency

b. Report from the Secretary

i) Status of Circulation of Environmental Review Documents

Link to Environmental Review on Planning Division web page:

<http://www.sanjoseca.gov/planning/eir/>

- Flea Market DEIR (File No. PDC03-108)
NOP distributed April 2006
Circulation anticipated Fall 2006
- Parkview Towers DEIR
NOP distributed March 2006
Circulation anticipated Fall 2006
- Lowe's Home Improvement Warehouse DEIR (File No. PDC06-003)
Circulation Period Ends November 13, 2006
- Coyote Valley Specific Plan DEIR
Circulation anticipated Winter 2006

ii) Ballpark Study in the Diridon/Arena Area HLC comments to Planning Commission Commissioner Colombe, Liaison

iii) Fleming-Holms Residence (PDC06-028) Informational Item

c. **Report from Committees**

- History San Jose Collections Committee
Liaison position vacant
- Coyote Valley Specific Plan and Habitat Conservation Plan Advisory Committee
Commissioner Cunningham, Liaison
- Japantown Survey Committee
Commissioner LaVelle, Liaison
- Pellier Park Committee
Commissioner Colombe, Liaison
- Counter to Council Historic Resources Subcommittee
Liaison position vacant

d. **Report from Historic Landmarks Commission Subcommittees**

- Design Review Committee (DRC)
Chair Janke, Commissioners Colombe and Cunningham, members

No September Meeting

- San Jose Industrial/High Tech Committee
Commissioner Lavelle

Committee Inactive

8. **ADJOURNMENT**

2006 HISTORIC LANDMARKS COMMISSION MEETING SCHEDULE

DATE	TIME	TYPE OF MEETING	LOCATION
January 20, 2006	12:00 - 4:30 p.m.	HLC Retreat	Room T-747
February 1, 2006	6:30 p.m.	Regular Meeting	Room W118/119
February 15, 2006	12:00 p.m.	Design Review Meeting	Room T-550
March 1, 2006	6:30 p.m.	Regular Meeting	Room W118/119
March 29, 2006	12:00 p.m.	Cancelled	Room T-550
April 5, 2006	6:30 p.m.	Regular Meeting	Room W118/119
April 19, 2006	12:00 p.m.	Design Review Meeting	Room T-550
May 3, 2006	6:30 p.m.	Regular Meeting	Room W118/119
May 17, 2006	12:00 p.m.	Design Review Meeting	Room T-550
June 7, 2006	6:30 p.m.	Regular Meeting	Room W118/119
June 21, 2006	12:00 p.m.	Design Review Meeting	Room T-550
No Meetings in July			
August 2, 2006	6:30 p.m.	Regular Meeting	Room W118/119
August 16, 2006	12:00 p.m.	Design Review Meeting	Room T-550
September 6, 2006	6:30 p.m.	Adjourned to Sept. 20, 2006	MLK Jr. Library
September 20, 2006	12:00 p.m.	Design Review Meeting	Room T-550
October 4, 2006	6:00 p.m.	Regular Meeting	Room W118/119
October 18, 2006	12:00 p.m.	Design Review Meeting	Room T-550
November 1, 2006	6:00 p.m.	Regular Meeting	Room W118/119
November 15, 2006	12:00 p.m.	Design Review Meeting	Room T-550
December 6, 2006	6:00 p.m.	Regular Meeting	Room W118/119
December 20, 2006	12:00 p.m.	Design Review Meeting	Room T-550

HISTORIC LANDMARKS AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/index.htm>